
Aylesbury Estate Regeneration – Resident Liaison Group

Title First Development Site – Demolition Resident Liaison Group

Date Thursday 1 August 2019

Time 6.00pm

Venue Erith Site – FDS, Portland Street

Attendance DG (Resident)
LH (Resident)
PD (Resident) (All residents denoted as 'Resident')

Jada Guest (JG) (Resident Involvement Officer - NHG)
Dorrett Wilson (DW) (Senior Project Manager - NHG)
Steve Andreka-Bennett (SB) (Erith)

Lily Glover (LG) (Erith)

Meeting notes

1. Meeting began at 6.10pm. LG went through the Resident Meeting Pack and explained progress made on site so far this year (Jan – July 2019). For example phase 1 of FDS site has been handed over to Hill to start construction of 229 new homes, relocation of the Erith Welfare office from Albany Road to Portland Street, erection of scaffolding and soft strip completed on the two remaining blocks on FDS, erection of scaffolding to Chiltern continues (around 70% complete).
2. A resident reported that lighting in the walkway (next to Chiltern) sometimes turns off in the daytime when they have a delivery and is dangerous as lamp post cannot be seen. The resident requested that a lamp post is hazard taped to make it more visible, and ensure the lighting is still on when they have a delivery – ACTION- SB agreed that this would be done.
3. SB explained that Chiltern would be starting hard demolition this November, but that it could be earlier if scaffolding is finished in October.
4. DW mentioned the time lapse camera on the roof of Chiltern, and that recording changes over time to create a time-lapse circle from demolition to completion of construction on FDS.
5. SB confirmed that the demolition of Chartridge would take approximately 4 weeks, with below ground demolition works also taking around 4 weeks.
6. SB explained that asbestos strip on Chiltern could be completed earlier than scheduled.

7. DW explained the asbestos strip process to residents. DW said that once the soft strip back is complete and it is a 'skeleton', the area is sealed off before the asbestos team go in and safely strip out the asbestos. The team then go through the decontamination area, remove all clothing and shower before they can leave the decontamination area.
8. LG explained that FDS is split into two phases and that phase 2 will be managed by Erith. Scaffolding will be placed around the site and there will be a mono-flex covering with Erith and NHG logos.
9. The group looked at the handouts (e.g. Resident Meeting Pack) which included pictures of the site and information was provided (i.e. the shared entrance with Hill contractors).
10. A resident reported that a section of the pavement at Hopwood Road / Villa Street adjoining Plot 18 was closed off with wire fencing and it is difficult to get around. DW advised them to report this to Southwark because those works were separate to the NHG programme.
11. Training and employment opportunities were discussed. LG explained that Erith have taken on one additional apprentice for phase 2. The person has started with a two year demolition qualification, goes to college one day a week and attends training at the Erith offices in Kent.
12. A resident commented that it would be good if Erith completed all of the demolition as we know them and have built up a relationship with them. DW explained that the procurement process for all contracts (part of OJEU requirement) requires all contracts to be tendered and that contracts are procured on a phase by phase basis. We cannot guarantee the same contractor for all phases as we have to tender the contract.
13. Resident complimented Erith's work on the demolition of FDS.
14. Meeting ended.